



1143-1147 16th St NE Washington D.C. 20002

NEWLY BUILT MULTIFAMILY PROPERTY MINUTES
FROM THE H STREET CORRIDOR

1143-1147 16th St NE

Washington D.C. 20002



Overview

- Experience modern elegance with this newly constructed six-unit masterpiece in Trinidad.
- The property features three stunning townhome-style condos, each offering two units—one upper and one lower per “stack,” designed for ultimate comfort and style.
- With six dedicated parking spaces behind the building, each unit enjoys its own exclusive spot, adding convenience to luxury living.
- This is a rare opportunity to own in one of D.C.’s most upwardly mobile neighborhoods.

Location

- Blocks from the vibrant H-St Corridor, Union Market, National Arboretum, and Gallaudet University.

Investment Potential

- 6 units of 2,030 SF townhome-style condos.
- Upper units have 3 bedrooms, 1 den, and 3.5 baths.
- Lower units have 2 bedrooms, 1 loft, and 3.5 baths with a patio and stairs to the parking lot.
- Each unit has a dedicated parking space behind the building.

\$4M
List price

Floor Plans and Area



LOWER UNIT (A) X 3

		1143	1145	1147
Unit A	1st Floor	1010	1010	1010
	2nd Floor	740	740	740
	Total	1750	1750	1750
Unit B	1st Floor	1015	1015	1015
	2nd Floor	1015	1015	1015
	Total	2030	2030	2030
Grand Total		11340		



UPPER UNIT (B) X 3

Exterior Photos



Exterior



Parking

Interior Photos

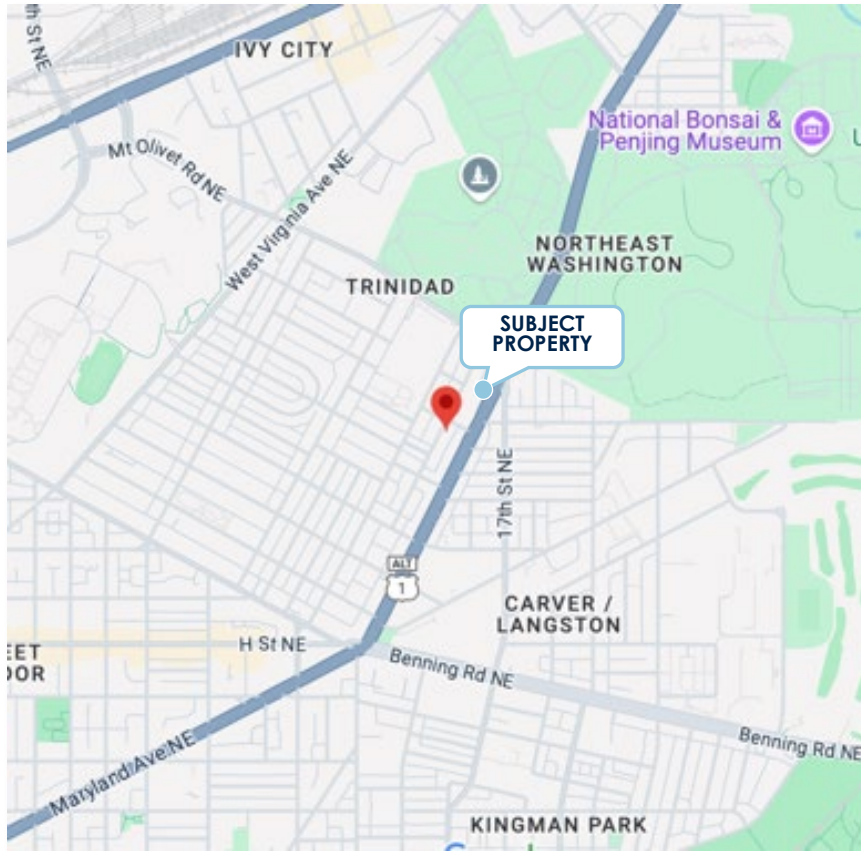


Interior Photos



Demographics

1-MILE RADIUS
FROM THE SUBJECT PROPERTY



\$101,422

Median Household Income

\$758,720

Median Home Value

30,131

Total Households

62,958

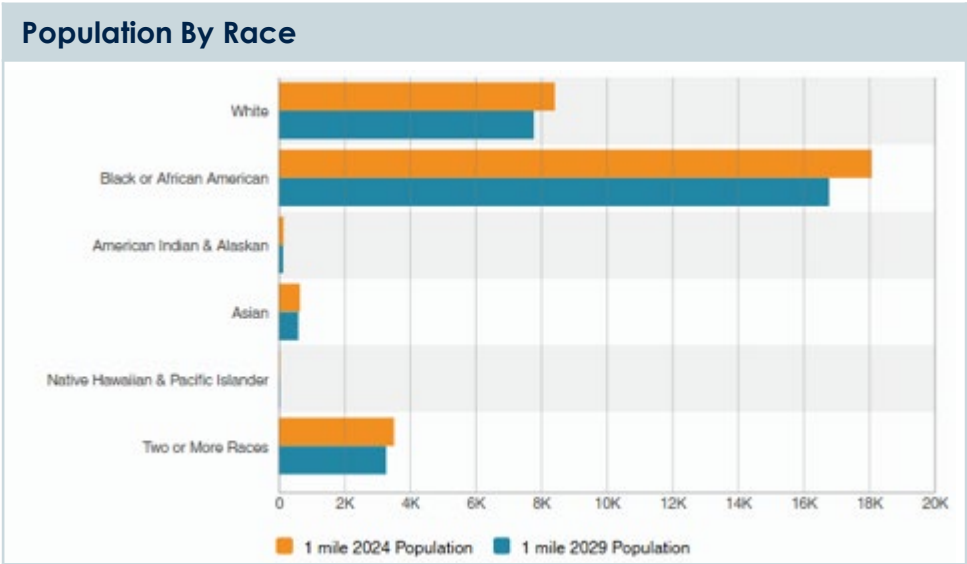
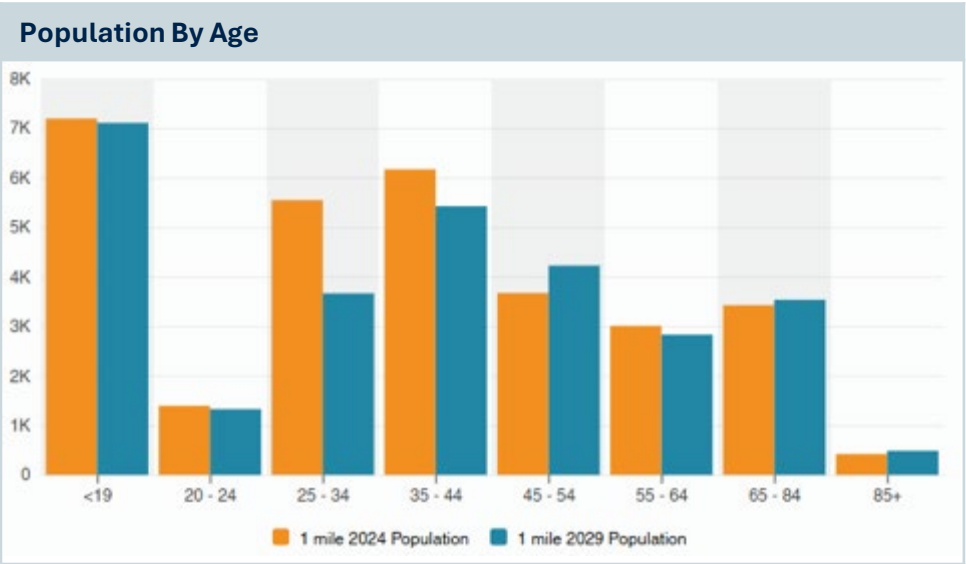
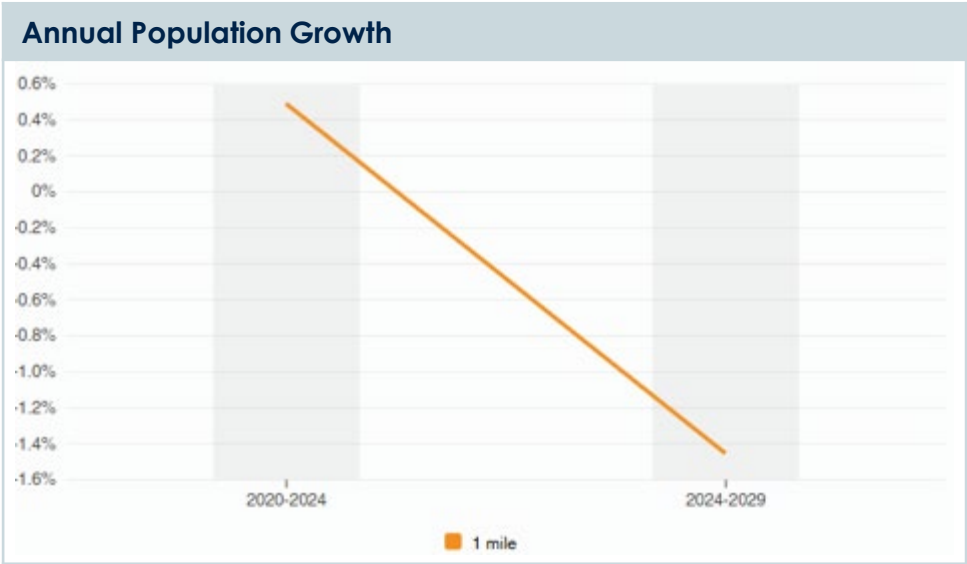
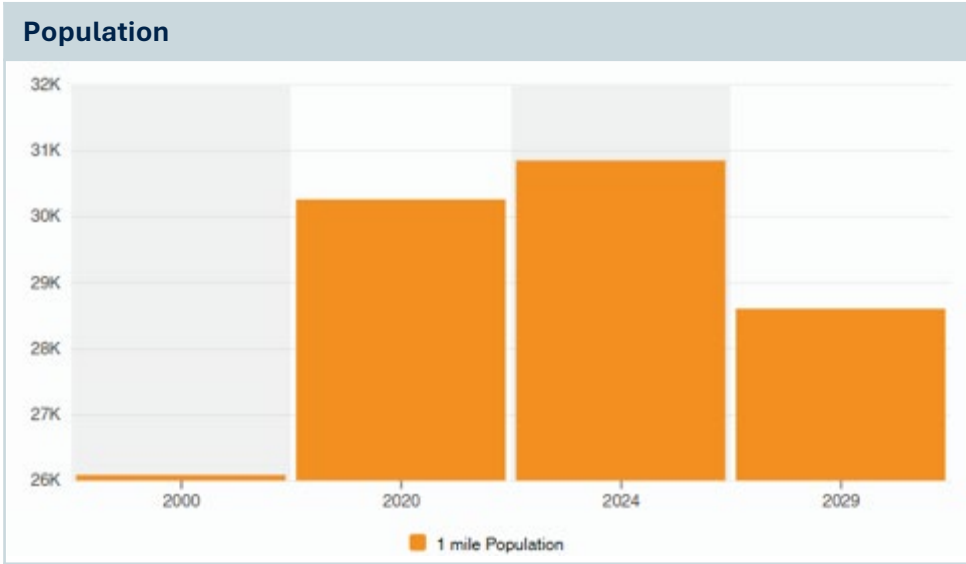
Total Population

35

Median Age

Source: CoStar

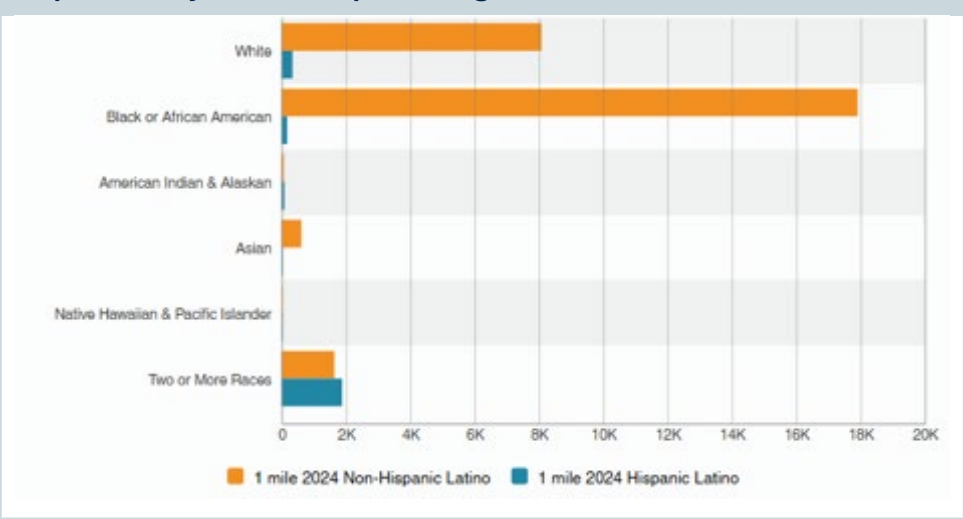
Demographics



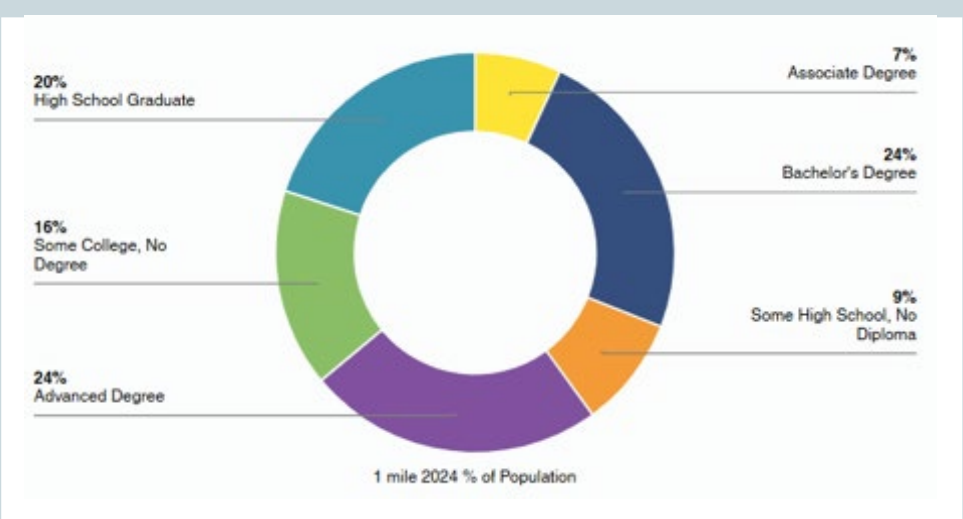
Source: CoStar

Demographics

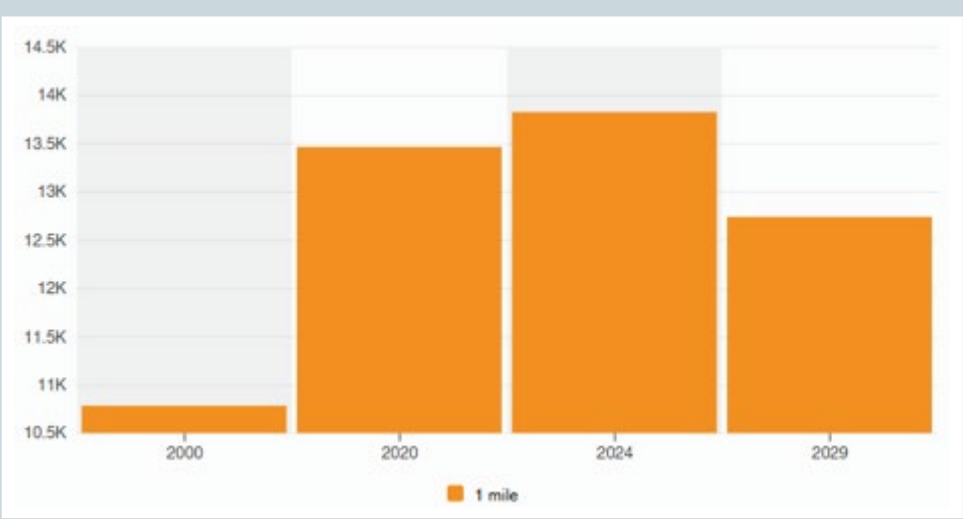
Population By Race & Hispanic Origin



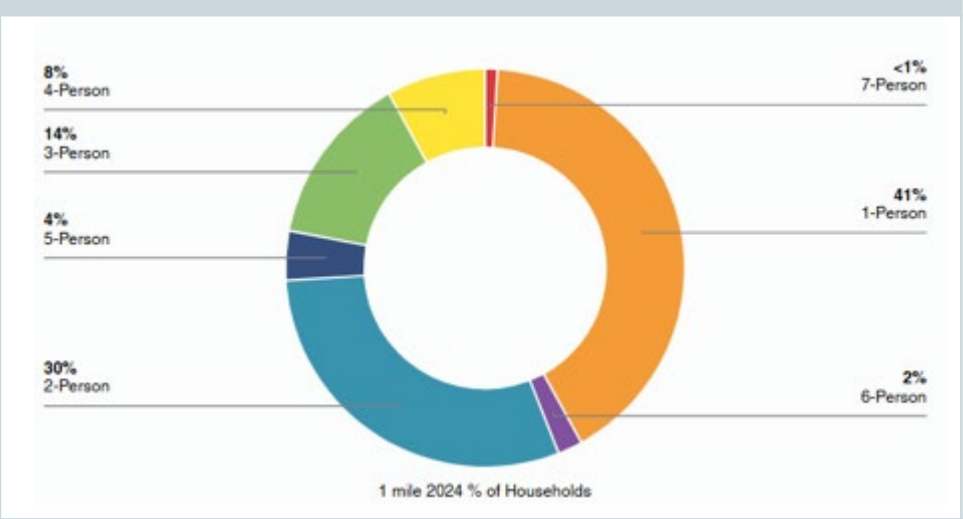
Education Attainment



Households



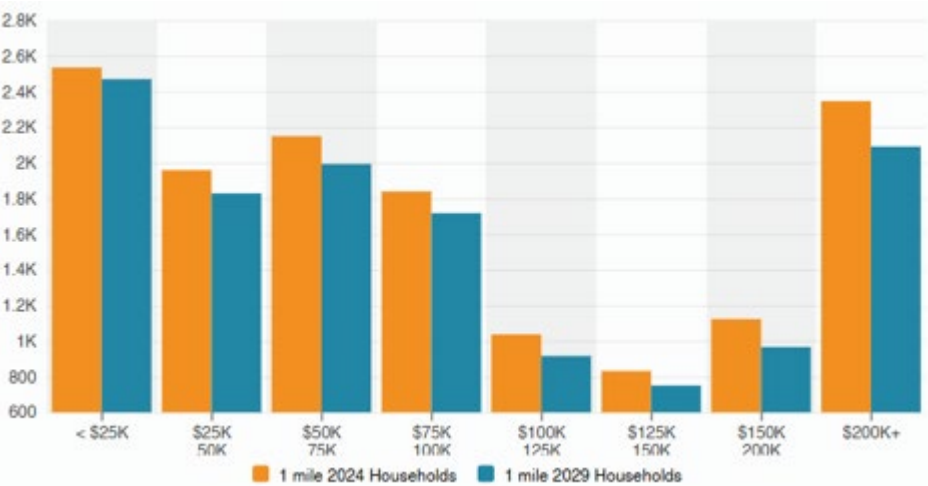
Household Size



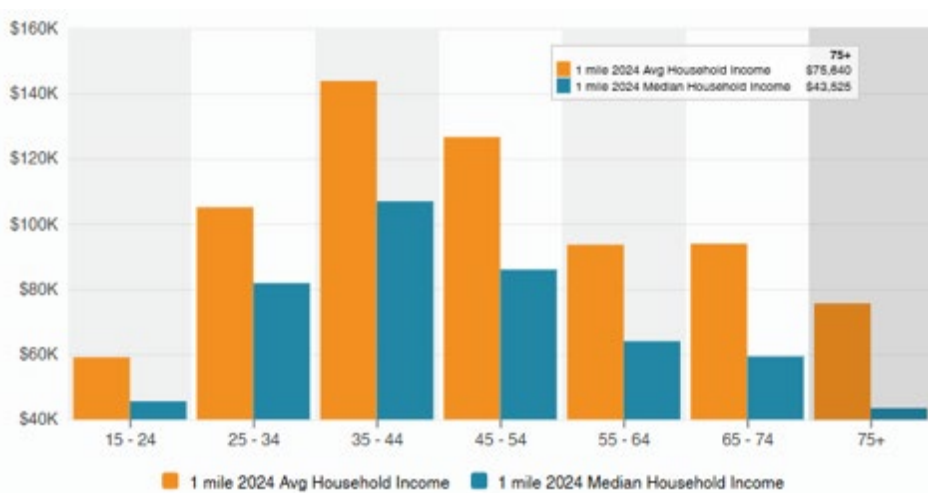
Source: CoStar

Demographics

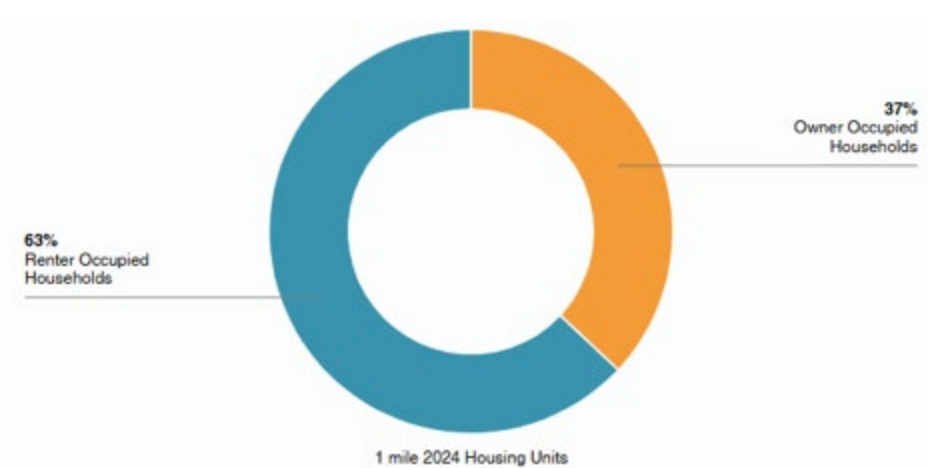
Household Income



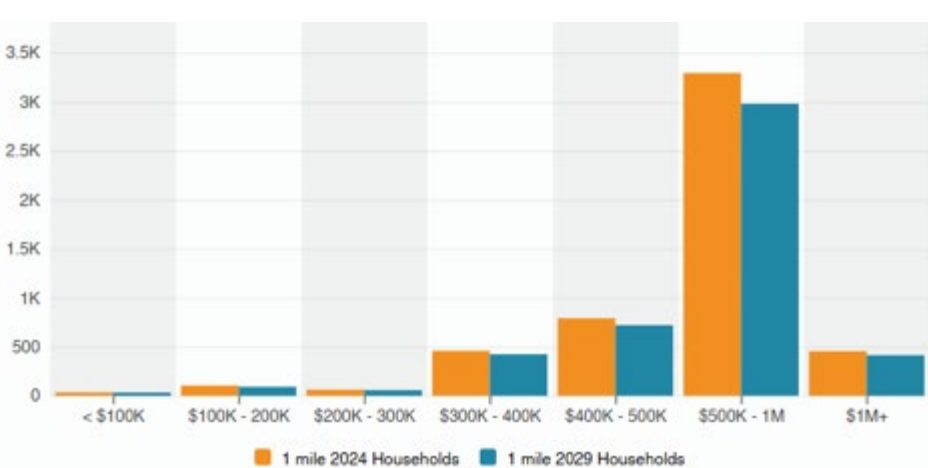
Household Income By Age



Housing Occupancy



Home Values

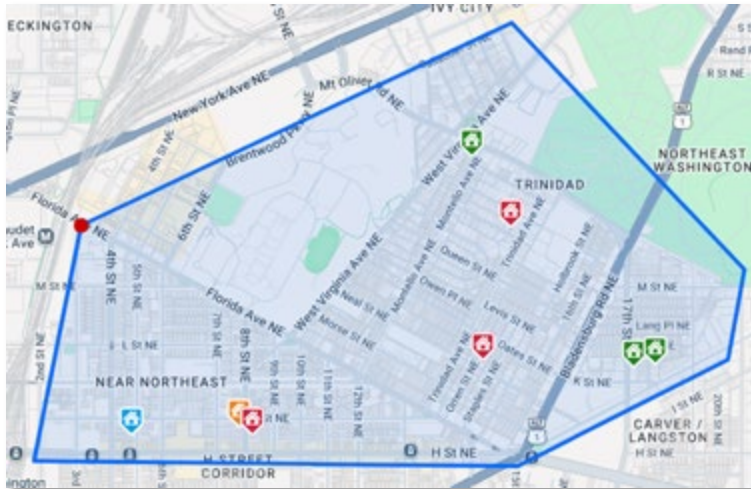


Source: CoStar

Comparables

RECENT SALES
01/01/2024 – 02/15/2025

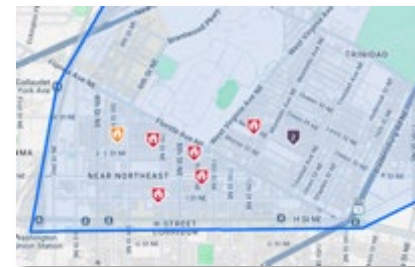
Address	Beds	FB	HB	Total SQFT	Original List Price	Current Price	Close Price	Close Date	Parking Spaces	CDOM
816 5th St NE	6	4	1	3,137		\$1,499,500			1	0
1734 Montello Ave NE	10	10	0	3,229	\$1,400,000	\$1,400,000			1	62
1019 18th St NE	4	4		3,430	\$1,500,000	\$1,500,000				370
816 8th St NE	5	5		3,750	\$2,190,000	\$2,190,000		2025/03/07	2	74
815 8th St NE	6	5	1	3,840	\$1,399,000	\$1,399,000	\$1,399,000	2024/04/11	1	194
1305 Orren St NE	4	4		3,144	\$1,100,000	\$1,100,000	\$1,100,000	2023/10/06		0
AVERAGE	5.833	5	1	3,422	\$ 1,517,800.0	\$1,514,750	\$ 1,249,500		1.25	116.667



- The existing comps for a similar property is $\$1.515\text{M} \times 3 = \4.545M
- Currently offered at $\$1,34\text{M}$ per townhome $\times 3 = \$4.02\text{M}$
- This is a bargain.

Address	Beds	FB	HB	Total SQFT	Original List Price	Current Price	Close Price	Close Date	Parking Spaces	CDOM
1258 Neal St NE	3	3	1	2,568	\$4,850	\$4,850		2025/02/28	1	19
1117 5th St NE #2	2	2	1	1,800	\$4,500	\$4,500		2025/02/22		19
921 9th St NE	3	2	1	3,062	\$3,900	\$3,900	\$3,900	2024/05/31	2	5
1153 Neal St NE #A	3	2	1	2,100	\$3,750	\$3,500	\$3,500	2024/09/28	2	112
652 L St NE #1	3	3	0	1,800	\$3,500	\$3,500	\$3,500	2023/12/22	0	9
824 7th St NE	3	2	1	1,872	\$3,400	\$3,400	\$3,400	2023/06/16		61
1018 9th St NE	3	2	1	1,866	\$4,900	\$4,700	\$4,700	2023/03/10		8
1258 Neal St NE	3	2	1	1,842	\$4,650	\$4,755	\$4,755	2023/04/19	1	24
AVERAGE	2.88	2	1	2,114	\$4,181	\$4,138	\$ 3,959		1.2	32.125

- 6 units of 2030 SF townhome style condos.
- Upper units have 3 BDs, 1 Den, and 3.5 Baths.
- Lower units have 2 BDs, 1 Loft, and 3.5 Baths with patio and stairs to the parking lot.



- The market rate rental for the upper unit (3.5bd/3.5ba) is \$4000 a month
- The market rate for the lower unit 2.5/3.5 has only one example, and is listed at \$4500 for 19 days. We will use a very conservative figure of \$3000 for the lower unit, as it only has a 2 bedroom, despite having a bedroom sized loft.
- This gives us a conservative estimate of \$7000 per stack, or \$21,000 for the three townhomes.

Pro Forma Financials – Currently Vacant

Price	\$4,000,000	\$4,000,000	\$4,000,000	\$3,700,000	\$3,700,000	\$3,700,000	\$3,400,000	\$3,400,000	\$3,400,000
Units	6	6	6	6	6	6	6	6	6
AVG unit rent	\$3,500	\$4,000	\$4,500	\$3,500	\$4,000	\$4,500	\$3,500	\$4,000	\$4,500
Gross annual rent - 100%	\$252,000	\$288,000	\$324,000	\$252,000	\$288,000	\$324,000	\$252,000	\$288,000	\$324,000
Stabilized 85% occupancy	\$214,200	\$244,800	\$275,400	\$214,200	\$244,800	\$275,400	\$214,200	\$244,800	\$275,400
Management and Operation	\$14,994	\$17,136	\$19,278	\$14,994	\$17,136	\$19,278	\$14,994	\$17,136	\$19,278
Maintenance and Repair	\$4,284.00	\$4,896.00	\$5,508.00	\$4,284.00	\$4,896.00	\$5,508.00	\$10,710.00	\$4,896.00	\$5,508.00
Utilities	\$6,426.00	\$7,344.00	\$8,262.00	\$6,426.00	\$7,344.00	\$8,262.00	\$10,710.00	\$7,344.00	\$8,262.00
General Cost	\$4,284.00	\$4,896.00	\$5,508.00	\$4,284.00	\$4,896.00	\$5,508.00	\$6,426.00	\$4,896.00	\$5,508.00
Insurance and Taxes	\$14,994.00	\$17,136.00	\$19,278.00	\$14,994.00	\$17,136.00	\$19,278.00	\$14,994.00	\$17,136.00	\$19,278.00
NOI	\$169,218.00	\$193,392.00	\$217,566.00	\$169,218.00	\$193,392.00	\$217,566.00	\$156,366.00	\$193,392.00	\$217,566.00
Annual CAP rate at 85% Occupancy	4.2%	4.8%	5.4%	4.6%	5.2%	5.9%	4.6%	5.7%	6.4%

- This is a theoretical comparison of multiple scenarios using various financial assumptions
- The investor must conduct his own study. We guarantee nothing.
- \$4M remains the offered price.

NEIGHBORHOOD H STREET CORRIDOR



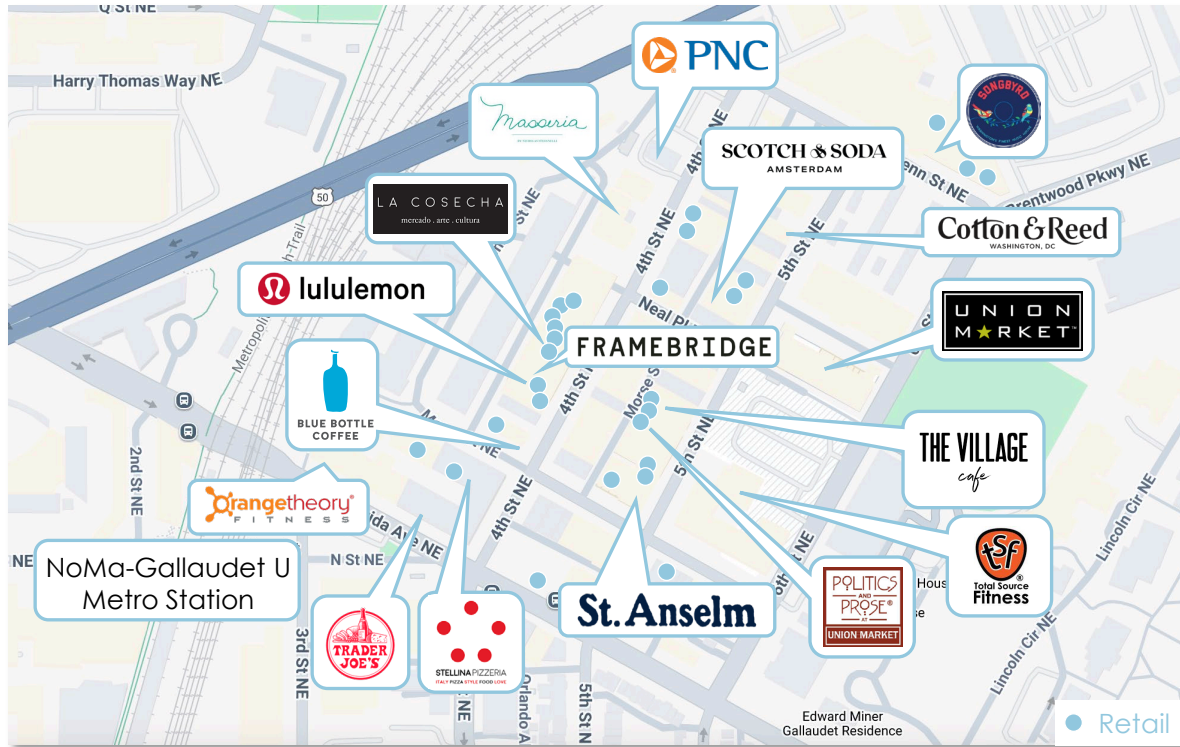
WASHINGTON.ORG

“Art lovers flock to The Atlas Performing Arts Center, home to a variety of performances, events and initiatives spanning a range of artistic traditions. The Atlas bills itself as ‘where the arts, culture and connection happen on H Street.’ ”

H Street has seen a resurgence in development, with revitalization goals including enhancing neighborhood retail, building on cultural assets, and creating a dynamic destination. Walk around now and you'll see enough restaurants and bars to rival Dupont Circle, U Street and Adams Morgan.



NEIGHBORHOOD UNION MARKET DISTRICT



UNIONMARKETDC.COM

“Union market is a fresh food venue born over 200 years ago. It’s been a great unifier for DC – connecting people from a variety of backgrounds.”

An authentic market of culture and commerce. A true gathering place that serves as an inviting melting pot of old-world heritage and new-world opportunities. Union Market is home to 40+ restaurants, bars and retail establishments. Union Market is a place where businesses scale and grow – where neighbors, students, DC transplants, artists and tourists come to find a community they can shape and call their own.



THE CENTURION GROUP

TTR | Sotheby's
INTERNATIONAL REALTY



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<https://www.dmvcenturiongroup.com/>

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